

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday May 16, 2008, 9:00 AM
DPLU Hearing Room
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on, late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meetings of March 21, April 4 and April 18, 2008.**
- C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
- D. Announcement of Handout Materials Related to Today's Agenda Items**
- E. Formation of Consent Calendar**

Regular Agenda Items

- 1. Lake Jennings Village Condominium Subdivision (1 Lot); General Plan Amendment GPA 05-005, Zone Reclassification R05-013, Tentative Map TM 5444, Site Plan S05-047, Lakeside Community Plan (District 2) (Stevenson/Blackson/Sinsay)**

The proposed project is a one-lot subdivision of 13.10 acres for a 190-unit condominium project which will include community recreation facilities and an open space easement along Los Coches Creek. The project includes vacation of Pecan Lane and extension of Rios Canyon Road to form a T-intersection with Old Highway 80. The project will be served by the Lakeside Sanitation District and Padre Dam Municipal Water District. A General Plan Amendment and Zoning Reclassification are proposed to result in a Land Use Designation of (8) Residential and Zoning of RU15 Residential. The existing Land Use Designations are (5) and (8) Residential, (13) General Commercial, and (14) Service Commercial; the existing Zoning is RS7 Residential, A70 Limited Agriculture, C37 Heavy commercial, and C44 Freeway Commercial. The project also includes a Tentative Map and Site Plan.

2. **Dotts Major Subdivision (4 Lots); Tentative Map TM 5300RPL5, Administrative Permit AD 06-047, ER 02-14-054, Crest/Dehesa/Harbison Canyon/Granite Hills Subregional Plan, (District 2) (Stevenson/Sinsay)**

This is a request for Tentative Map TM 5300RPL5 and Administrative Permit 06-047. The project is a four-lot subdivision on a 38-acre parcel within the Crest / Dehesa /Harbison Canyon/Granite Hills Subregional Plan area. The project includes preservation of 20.78 acres of onsite biological open space. The 38-acre site is located in the (1.3) Estate Development Area (CUDA) Regional Category. Most of the site is within the (17) Estate Residential Land Use Designation of the General Plan, with a small area within the (24) Impact Sensitive. The site is zoned (A72) General Agricultural Use (0.5 and 0.25 dwelling units per acre). The project is located at Dehesa Road.

3. **Picacho Wireless Telecommunications Facility: Major Use Permit P06-097 Julian Community Planning Area (District 5) (Tondro/Brazell)**

This is a request for a Major Use Permit to authorize the construction and operation of an unmanned wireless facility. The project proposes the installation and operation of an unmanned wireless telecommunication facility comprised of a total of fifteen (15) panel antennas mounted inside a faux observatory. The faux observatory will be cylindrical in shape and 20 feet in diameter by 20 feet high. A proposed equipment shelter measuring 22 feet long by 12 feet wide by 10 feet high will be located approximately 35 feet south of the faux observatory. Two air conditioning units, enclosed by a 6-foot high, L-shaped noise attenuation barrier, will be located directly adjacent to the north end of the equipment shelter. Landscaping will surround the proposed equipment shelter and will consist of thirteen (13) five-gallon Toyon shrubs. The project will occupy approximately 664 square-feet of the 1.05 acre parcel. The project is subject to the Regional Land Use Element Policy Rural Development Area (RDA) and General Plan Land Use Designation (18) Multiple Rural Use. It is zoned A70 (Limited Agriculture) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance.

4. **Verizon Bonsall Major Use Permit Modification Wireless Telecommunications Facility; P90-031W2; Bonsall Community Plan (District 5) (Lubich)**

This is a request for a Major Use Permit Modification to authorize the colocation of a microwave dish antenna four feet in diameter to an existing and previously approved 60 foot high Verizon Wireless monopole, which is located in the southern portion of a 15.05 acre parcel. The project is located at 4163 Holly Lane in the Bonsall Community Planning Area. The project is subject to the Regional Land Use Element Policy Estate Residential Area (EDA) and General

Plan Land Use Designation Estate Residential (17) and Impact Sensitive (24). It is zoned A70 (Limited Agriculture) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance.

5. Mount Palomar Back Up Generator; Major Use Permit Modification P77-137W2, North Mountain Subregional Planning Area (District 5) (Johnston)

This is a request for a Major Use Permit Modification to authorize the placement and operation of an emergency back-up generator, and construction of a generator enclosure to support an existing unmanned wireless telecommunication facility. The project consists of the installation of a 60kw standby generator, surrounded by a 17 feet, 2 inch x 12 feet x 8.5 feet tall CMU wall enclosure. The generator and CMU wall will be placed within the existing Verizon lease area, measuring 57.5 feet x 43.5 feet. The project will occupy 204 square feet of the 1.04 acre parcel. The project is located at 21943 Crestline Road in the North Mountain Subregional Planning Area (APN: 135-400-41). The project is subject to the Regional Land Use Element Policy 1.4, Rural Development Area (RDA) and General Plan Land Use Designation (27) Telecommunications. It is zoned RR.25 (Rural Residential) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance.

6. Gird Road Wireless Telecommunication Facility; Major Use Permit P05-053, Fallbrook Community Planning Area (District 5) (Tondro/Areigat)

This is a request for a Major Use Permit to authorize the construction and operation of an unmanned wireless facility within an existing parking lot for the Fallbrook Golf Club. The project is located at 2757 Gird Road in the Fallbrook Community Planning Area. The facility includes fifteen (15) panel antennas mounted to a 45-foot high faux broadleaf monotree; an associated equipment shelter with dimensions 11.5 feet x 20 feet x 10 feet high; two H-VAC units located on the north side of the equipment shelter; and a 9-foot tall sound attenuation barrier. The lease area measures 32 feet x 32 feet and will be surrounded by a 10-foot high tongue and groove wooden fence. The project will occupy 1,024 square-feet of the 3.58-acre parcel. The project is subject to the General Plan Regional Category of 1.3 Estate Development Area (EDA), (22) Public/Semi-Public Lands Land Use Designation and is zoned A70 (Limited Agriculture) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance.

7. Mesquite Trails Specific Plan, Major Subdivision (480 Lots) and Major Use Permit for a Recreational Vehicle Park; Specific Plan SP 04-004, Tentative Map TM 5373RPL4, Major Use Permit P04-023, Borrego Springs Community Plan Area (Sheredy/Brazell)

The project proposes to subdivide a 309.51-acre site in Borrego into four hundred and eighty (480) recreational vehicle lots, twenty-six (26) recreation or open space lots, two (2) undeveloped open space lots, and seven (7) roads. The project site is located east of Borrego Valley Road, at the intersection of Tilting "T" Drive in the Borrego Springs Community, within unincorporated San Diego County. The site is subject to the General Plan Regional Category CT, Country Town, Land Use Designation (SPA 1.55) Specific Plan Area. The proposed project is subject to the General Plan Land Use Designation (21) Specific Plan and is zoned S-88, Specific Plan. There is one point of access to the project from Borrego Valley Road at the center of the project and one emergency access road from Borrego Valley Road located at the southernmost portion of the site. The Major Use Permit request is to establish a Recreational Vehicle development with on-site recreation facilities, landscaping features, perimeter and interior setbacks, and set forth a typical layout of the individual spaces. The Tentative Map request is to create the lots for the subdivision as required by Section 81.301 of the Subdivision Ordinance.

Administrative Agenda Items

F. Director's Report

- **Results from Board of Supervisors' Hearing(s) of Items Previously Considered by the Planning Commission (Gibson)**
- **Covert Canyon Status Report (Elias/Ramaiya)**

On May 2, 2008, the Planning Commission requested that Staff provide a status report on this Major Use Permit application.

G. Report on actions of Planning Commission's Subcommittees.

H. Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.

May 14, 2008:

**R05-006 (Top Mark Communities, PC recommended approval on 04/04/08)
P03-124 (Scott Residence Cell Site, PC approved on 12/14/07)
P04-008 (Spitzfaden Cell Site, PC approved on 01/25/08)**

June 18, 2008:

P05-006 (Winter Gardens Cell Site, PC approved on 03/07/08)

I. Discussion of correspondence received by Planning Commission.

J. Scheduled Meetings.

June 13, 2008 Planning Commission Hearing; 9:00 a.m.
DPLU Hearing Room

June 27, 2008 Planning Commission Hearing; 9:00 a.m.
DPLU Hearing Room

July 11, 2008 Planning Commission Hearing; 9:00 a.m.
DPLU Hearing Room

July 25, 2008 Planning Commission Hearing; 9:00 a.m.
DPLU Hearing Room

August 8, 2008 Planning Commission Hearing; 9:00 a.m.
DPLU Hearing Room

August 22, 2008 Planning Commission Hearing; 9:00 a.m.
DPLU Hearing Room

Adjournment

Additional Information:

This Agenda is now available on the County of San Diego's Department of Planning and Land Use web page at www.sdcounty.ca.gov/dplu/index.html. Click on "Public Hearing Information".

Planning Commission actions on items on this agenda are considered taken as of the adjournment of the meeting. Finality and effectiveness of those actions are governed by provisions of laws and ordinances, and may be affected by appeal provisions.

Appeals

Certain decisions of the Planning Commission may be appealed to the Board of Supervisors. Applicable County ordinances should be consulted regarding the actual requirements, which are summarized below:

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| Major Use Permits, Reclamation Plans & Site Plans Required by Specific Plans: | Filed in office of Planning Commission, within 10 days of Commission decision (Zoning Ord. §7366) |
| Tentative Maps: | Filed with Clerk of Board of Supervisors, within 10 days of Commission decision (S.D.Co. Code §81.307, Gov. Code §66452.5) |
| Recommendations Against Zoning Reclassifications: | Filed with Board of Supervisors, within 40 days after Commission recommendation is transmitted to the Board (Zoning Ord. §7506.d) |
| Environmental Determinations* | Filed in office of Planning Commission within 10 days of Environmental Determination or project decision, whichever is later (S.D.Co. Code §86.404) |

No appeal is provided for Commission decisions on Administrative Appeals, Variances, or Minor Use Permits; the Commission decision is final. Commission recommendations on General and Specific Plans (and Amendments), Zoning Ordinance Amendments, and favorable actions on Zoning Reclassifications, are automatically presented to the Board of Supervisors, so no appeal is necessary.

The address for filing with the Board of Supervisors is: Clerk of the Board of Supervisors, Room 402, 1600 Pacific Highway, San Diego, CA 92101. The address for filing with the Planning Commission is: San Diego County Planning Commission, 5201 Ruffin Road, Suite B, San Diego, CA 92123. Appeals must be accompanied by the appeal fee of \$500.00.

*An "Environmental Determination" is a decision by a non-elected County decision maker, to certify an EIR, approve a Negative Declaration or Mitigated Negative Declaration, or determine that a project is not subject to CEQA.